

**CITY OF MADISON
INTERDEPARTMENTAL
CORRESPONDENCE**

Date: April 3, 2006

To: Plan Commission

From: Kathy Voeck, Assistant Zoning Administrator

Subject: 2801 Atwood Avenue

Present Zoning District: C-2

Proposed Use: Demolish a convenience/gas store and build a new convenience/gas store (2,362 sq. ft.) with office tenant space (2,980 sq. ft.) on second floor.

Conditional Use: 28.04(22) Demolition of a principal building requires Plan Commission approval. 28.09(2)(d)2 Gas stations are a conditional use.

MAJOR OR NON-STANDARD REVIEW COMMENTS (Comments which are special to the project and/or may require additional work beyond a standard, more routine project). **NONE.**

GENERAL OR STANDARD REVIEW COMMENTS

1. Provide 18 parking stalls, reduce the square footage of the building to require less stalls or obtain a parking stall reduction to accommodate the proposed square footage of building. Plans shall be consistent in number of stalls proposed.
2. Meet all applicable State accessible requirements, including but not limited to:
 - a. Provide a minimum of one accessible stall striped per State requirements. A minimum of one of the stalls shall be a van accessible stall 8' wide with an 8' striped out area adjacent. **Provide the van accessible stall in the covered parking area with 8' 2" head room clearance, or provide the van accessible stall in the surface area adjacent to the covered parking area with an 8' stall and a 5' striped out area in the covered parking area.**
 - b. Show signage at the head of the stall(s).
3. Provide two bike parking stalls in a safe and convenient location on an impervious surface to be shown on the final plan. The lockable enclosed lockers or racks or equivalent structures in or upon which the bicycle may be locked by the user shall be securely anchored to the ground or building to prevent the lockers or racks from being removed from the location. NOTE: A bike-parking stall is two feet by six feet with a five-foot access area. Structures that require a user-supplied locking device shall be designed to accommodate U-shaped locking devices.

2801 Atwood Avenue

4. Provide a detailed landscape plan including existing and proposed. Show species and sizes of all landscape elements. Provide a landscape worksheet with the final plans that shows that the landscaping provided meets the point and required tree ordinances. In order to count toward required points, the landscaping shall be within 20' and 50' of the parking lot depending on the type of landscape element. (Note: The required trees do not count toward the landscape point total.)

5. Lighting is not required. However, if it is provided, it must comply with City of Madison outdoor lighting standards. (See parking lot packet). Lighting will be limited to .10 watts per square foot.

ZONING CRITERIA

Bulk Requirements	Required	Proposed
Lot Area	6,000 sq. ft.	15,000 sq. ft.
Lot width	50'	120'
Usable open space	n/a	n/a
Front yard	0'	4'
Side yards	6' adj to res., 0' street side	10' adj. to res., 10' street side
Rear yard	30'	37.5'
Floor area ratio	2.0	less than 1.0
Building height	---	2 stories

Site Design	Required	Proposed
Number parking stalls	18 (5,342 sq. ft. retail/office)	7 (1)
Accessible stalls	1	(2)
Loading	n/a	n/a
Number bike parking stalls	2	(3)
Landscaping	Yes	(4)
Lighting	No	(5)

Other Critical Zoning Items	
Urban Design	No
Historic District	No
Landmark building	No
Flood plain	No
Utility easements	No
Barrier free (ILHR 69)	Yes

With the above conditions, the proposed project **does** comply with all of the above requirements.